

Arun District Council
1 Maltravers Road
Littlehampton
West Sussex
BN17 5LF

17th August 2026

Dear Mr Davies,

Applicant: Bellway Homes Limited
Site: Land East of Wandleys Lane, Fontwell, West Sussex
Proposal: Approval of Reserved Matters following the grant of outline planning permission WA/35/23/OUT, for the construction of 95 new homes, access, new pedestrian and cycle links, open space, landscaping, habitat creation, drainage features and associated groundworks and infrastructure, including details relating to the sensitive lighting strategy, POS details and Part M Compliance Details.

I am writing further to the submission of the Reserved Matters application for the above development at Land East of Wandleys Lane, Fontwell, West Sussex.

Since the submission of the application, a number of consultation responses have been received from statutory consultees. This letter has been prepared to address and respond comprehensively to the matters raised through the consultation process. In response to the comments received, I am pleased to enclose an amended suite of plans, together with an updated plan schedule, which reflects the revisions undertaken.

To assist the Local Planning Authority in its review of the application, each consultee response has been considered separately within this submission. A detailed response is provided against each point raised, setting out how the comments have been addressed through amendments to the scheme and supporting information where appropriate.

ADC Drainage

A comprehensive response has been prepared by the applicant's drainage engineers, addressing each of the points raised. A copy of this response is attached for reference.

In correspondence with P.Cann, of Arun District Council, earlier this year, it was concluded that responsibility for the watercourse lies with the landowner/s in who's land it is located. If any part of the

watercourse is located in land not owned, then 50/50 riparian responsibility will apply (ie. landowners either side). The proposal is in line with the above.

Our proposal allows for a swale connection on our riparian side of the watercourse. As no structure is proposed and has no encroachment to the watercourse, then only land drainage byelaw consent will be required from Arun, of which an application can be submitted as the site progresses to commencement. We achieve as much freeboard as possible between the outfall pipe invert and existing ditch bed (we comply with the minimum 150mm).

Local Lead Flood Authority

The LLFA initially identified a number of issues requiring clarification or amendment, including:

- Discrepancies between the drainage layout drawings and hydraulic modelling calculations relating to flow control details, basin invert levels and storage volumes.
- Incorrect climate change allowance references which were not site specific.
- Lack of consideration of rainwater harvesting measures.
- Need for evidence demonstrating connectivity of the receiving watercourse to the wider drainage network.
- Requirement for further information regarding the outfall arrangement and potential surcharging.
- Additional interception calculations and tabulated evidence to demonstrate compliance with drainage standards.

The applicant's drainage consultant has responded by:

- Updating drawings and calculations to resolve identified discrepancies.
- Revising climate change calculations to ensure consistency and site-specific assessment.
- Proposing water butts on all residential plots as a rainwater harvesting measure.
- Providing watercourse mapping demonstrating connectivity to the wider network.
- Updating calculations to include a surcharged outfall and providing additional survey information of the receiving ditch. An inset panel has been added to the drainage drawing to better show the survey of the ditch that is being connected to.
- Revising the interception assessment table in accordance with LLFA requirements.

Ecology

Following the consultation response received from the Council's Ecologist, the following amendments have been made:

- The Landscape Management Plan has been updated so that the life of the plan has been extended from 5 years to 25 years. This is to assist the long-term maintenance and management success of the habitats created. A maintenance schedule has also been included which details each of the years from establishment.
- The Ecological design, management and monitoring strategy has been updated to enlarge the reptile areas as suggested and join them up.
- The Excel version of the BNG has been sent across to the Council's Ecologist as requested.

West Sussex County Council Highways

In response to the matters raised by West Sussex County Council Highways, the proposed development has been reviewed and amendments made where appropriate. The following provides a detailed response to each point raised.

Parking Provision

The proposed parking provision accords fully with the adopted parking standards and requirements of Arun District Council and is therefore considered acceptable in policy terms. Whilst it is acknowledged that the positioning of garages and driveways results in some driveways being capable of accommodating additional vehicles, the driveway lengths are not excessive but are a direct consequence of ensuring that the dwellings comply with current building regulations and functional design requirements.

In particular, the separation distance between the rear elevation of the dwellings and the garages is required to facilitate safe and practical access around the property, including the provision of side gate access into rear gardens. This arrangement is important for day-to-day residential functionality, including cycle and bin movement, garden access and property maintenance. Consequently, there is no realistic opportunity to reduce driveway lengths without compromising these important design and operational requirements.

Notwithstanding the above, the site has been designed to avoid a car-dominated environment. Parking spaces have, where possible, been positioned to the side of dwellings rather than prominently within the street scene, allowing opportunities for landscaping, street planting and building frontage to remain the dominant visual features. The overall layout therefore achieves an appropriate balance between meeting parking demand and creating an attractive residential environment.

Visitor Parking

The distribution of visitor parking has been reviewed in response to the Highway Authority's comments. To provide a more even spread of visitor parking throughout the development, two visitor parking spaces have been removed from peripheral locations, comprising the two spaces opposite Plots 27 and 28.

These spaces have been re-provided within the central area of the site, resulting in a more accessible and convenient distribution of visitor parking that better serves the central area of the development and responds directly to the concerns raised by the Highway Authority. It has not been possible to provide any further Visitor Parking spaces within the central area of the site, without compromising visibility splays.

Cycling Facilities

The development has been designed to ensure all dwellings have access to secure and convenient cycle storage within their curtilage. In the case of the terraced properties, opportunities for alternative cycle storage arrangements were explored; however, owing to site constraints and the form of development proposed, no practical alternative solution exists that would improve accessibility without adversely affecting the layout or residential amenity.

The current arrangement has therefore been carefully designed to maximise convenience for future residents. Dedicated access paths are provided to rear gardens, enabling cycles to be moved safely and securely to the storage location. Whilst the route to certain rear gardens is necessarily longer than for other dwelling types, it remains direct, functional and capable of accommodating cycle movement.

As such, the proposal is considered to provide an acceptable level of cycle storage provision that is proportionate to the scale and character of the development.

Design Speed and Visibility

In response to the Highway Authority's request, additional information has been provided demonstrating that the internal highway network has been designed to achieve low vehicular speeds appropriate for a residential environment.

The submitted drawings illustrate the junction visibility splays, forward visibility around bends and other visibility requirements associated with the proposed road layout. The geometry of the internal road network has been designed in accordance with accepted residential street design principles, ensuring that vehicle speeds remain low and that appropriate visibility is available throughout the development in the interests of highway safety.

Pedestrian Permeability

The applicant has carefully considered the potential for providing additional pedestrian connections within the northern part of the site to improve permeability and create a more direct route to the principal pedestrian access point.

However, further assessment has demonstrated that introducing an additional pedestrian link in this location would result in significant encroachment into, and fragmentation of, the proposed Ecological Enhancement Area. This area forms an important component of the development's biodiversity strategy and has been specifically designed to deliver ecological improvements and habitat creation. The provision of an additional pedestrian connection would undermine these objectives and diminish the effectiveness of the ecological mitigation and enhancement measures proposed.

Notwithstanding this constraint, the development already benefits from a clear and legible pedestrian network that provides safe and convenient routes throughout the site and appropriate connections to the surrounding area. It is therefore considered that the existing pedestrian permeability strikes an appropriate balance between accessibility, ecological enhancement and placemaking objectives.

Archaeology

As discussed, the Construction Management Plan (CMP) will include a specific commitment to the identification, protection and management of the Archaeological Exclusion Zone throughout the construction phase. The CMP will clearly define the extent of the exclusion area and set out the maximum permissible excavation depths within this zone, thereby ensuring that construction activities do not adversely affect any archaeological remains or compromise the archaeological mitigation strategy agreed for the site.

In addition, as discussed, a further Written Scheme of Investigation (WSI) is currently being prepared in consultation with the Council's Archaeological Officer to facilitate the proposed excavation works

associated with the attenuation ponds. The applicant will re-apply to discharge the relevant archaeological condition attached to the Outline consent.

Case Officer Comments

With regards to the queries, you have raised in relation to the proposed site layout, I have addressed these below and have responded against each one.

"We need confirmation that the SuDS are excluded from the Open Space Area measurement of 16,133.97sqm."

The SuDS are included within the calculation for the Public open space; however, I can confirm that the area of the two attenuation basins amounts to 5480sqm. Condition 8 requires a minimum of 8930sqm for the Public Open Space (including the LEAP and LAP).

The Public Open Space, together with the LEAP and the LAP, amounts to 16959.9 sqm. Removing the SuDS from this calculation amounts to 11,479.9 sqm.

"Condition 8 (as amended) requires 150 new trees (in addition to those provided within the other areas listed in the condition) but the key on the landscape plan details only 139 trees provided (83 Standard and 56 Semi-mature)."

Following the approval of the Non-Material Amendment, the scheme requires the applicant to provide at least 150 new trees. This now includes the trees to be provided within the Community Orchard.

On this basis and for ease of reference, I have noted the numbers of trees for your information below:

- The number of Trees to be provided throughout the development (including the Public Open Space and Streetscene) = 149
- The number of Trees to be provided within the Community Orchard= 56
- The number of Trees to be provided overall= 205

"I had said that the submission was missing landscape planting specifications however, I can now see that this is on the landscape plans – just not on all of them. It is shown on Sheets 3, 4 and 7. I had assumed it would be on the first or last sheet and so I didn't check the others"

For ease of reference, the applicants Landscape Consultant has produced a standalone planting specification. The schedule is now only shown on DWG DD730L08.

Interface Distances

In response to your comments in relation to the interface distances, the house type pack has been amended to identify those windows which are proposed to be obscurely glazed. To summarise, the amendments made are as follows:

1R to 11S is part 10.85m (14m) – need 1's W side FF window to be O/G

Obscure glazing has been added to the Reedmaker ground floor utility window.

4R to 5S is part 13.12m (14m) – need 5's W side FF window to be O/G

This is a bathroom window, so obscure glazing is provided as standard.

67S to 56R is part 13m (14m) – need 67's E side FF window to be O/G

This is a bathroom window, so obscure glazing is provided as standard.

The remaining plots identified within your initial response do not require any amendments as these windows are already obscure due to them being a bathroom, WC or en-suite window so no changes are required.

I trust that this response addresses the consultation responses received to date. However, in the event you seek clarification on any of the information submitted, please do not hesitate to contact me.

Yours Sincerely,

Harriet Lobacz

Senior Planner
Henry Adams LLP

General Documents		Amended Plan Reference
Application form	Henry Adams	N/A
CIL Form 1 (Additional Information)	Henry Adams	N/A
CIL Form 2 (Assumption of Liability)		
CIL Form 10 (Charitable and/or Social Housing Relief Claim Form)		
Planning Statement (including Affordable Housing Statement and Statement of Conformity with S106).	Henry Adams	N/A
Cover Letter	Henry Adams	N/A
Plans <i>By Carlton Design Partnership</i>		
Entrance Feature Wall	Rev C	N/A
Location Plan	LP01	N/A
Site Layout	SL01 Rev AQ	SL01 Rev AV
Storey Heights	SL02 Rev A	SL02 Rev C
Dwelling Types	SL03 Rev A	SL03 Rev C
Tenure	SL04 Rev B	SL04 Rev D
Parking	SL05 Rev A	SL05 Rev C
Refuse	SL06 Rev A	SL06 Rev C
Materials	SL07 Rev C	SL07 Rev E
Fire Strategy	SL08 Rev A	SL08 Rev C
Boundary Treatments	SL09 Rev A	SL09 Rev C
Colour Site Layout	SL10 Rev F	SL10 Rev H
M4(2) and M4(3)	SL11 Rev C	SL11 Rev E
Sales Arena	SL12 Rev C	SL12 Rev E
Site Layout Area Plan	SL13 Rev F	SL13 Rev H
Dimension Plan	SL14 Rev E	SL14 Rev H
Street scenes	AA-DD Rev C	N/A
Design and Access Statement	Dated 12.06.2026	N/A

Housetypes and Ancillaries <i>By Carlton Design Partnership</i>		
1BWC (AFF)	Rev A	N/A
BAKER-LIFE (AFF)	Rev B	N/A
BAKER-LIFE (BOARD) (AFF)	Rev A	N/A
BAKER-LIFE (FLINT) (AFF)	Rev A	N/A
BOWYER-LIFE (FLINT)	Rev A	Rev B
BOWYER-LIFE (QUOINS)	Rev A	Rev B
BOWYER-LIFE	Rev B	Rev C
CARTOGRAPHER-LIFE (AFF)	Rev B	Rev C
COPPERSMITH-LIFE (DOR) (AFF)	Rev A	Rev B
COPPERSMITH-LIFE (GAB)	Rev A	Rev B
COPPERSMITH-LIFE	Rev C	Rev D
DOUBLE GARAGE	Rev B	N/A
FABER-LIFE (BOARD)	Rev A	N/A
FABER-LIFE (QUOIN)	Rev A	N/A
FABER-LIFE	Rev C	N/A
JEWELLER (FLINT- V1)	Rev A	Rev B
JEWELLER (FLINT- V2)	Rev A	Rev B
JEWELLER (FLINT- V3)	Rev A	Rev B
JEWELLER (TILE)	Rev A	Rev B
REEDMAKER-LIFE (DOR)	Rev A	Rev B
REEDMAKER-LIFE (GAB)	Rev A	Rev B
REEDMAKER-LIFE (TILE)	Rev C	Rev D
REEDMAKER-LIFE	Rev C	Rev D
SALES GARAGE	Rev A	N/A
SINGLE GARAGE	Rev B	N/A
STATIONER-LIFE & BOOKBINDER (AFF) (FLINT)	Rev A	Rev B
STATIONER-LIFE & BOOKBINDER (AFF) (QUOIN)	Rev A	Rev B
STATIONER-LIFE & BOOKBINDER (AFF)	Rev B	Rev C
SUBSTATION	Rev B	N/A
TILMAN-LIFE (BOARD) (AFF)	Rev A	N/A
TWIN GARAGE	Rev B	N/A
WATCHMAKER (FLINT- V1)	Rev A	Rev B
WATCHMAKER (FLINT- V2)	Rev A	Rev B
WATCHMAKER (TILE)	Rev C	Rev D
WEAVER (FLINT V1)	Rev A	Rev B

WEAVER (FLINT V2)	Rev A	Rev B
WEAVER (QUOIN)	Rev A	Rev B
WEAVER (TILE)	Rev C	Rev D
Drainage <i>By Robert West</i>		
Surface Water Calculations	5988- 005	5988- 005 (Dated 14.08.26)
Drainage Statement	5988-005-002- Drainage Statement A02	5988-005-002- Drainage Statement A04
Proposed Drainage Details- Sheets 1-6	5988-005-0401- Drainage Details Sheet 1 A01 5988-005-0402- Drainage Details Sheet 2 A01 5988-005-0403- Drainage Details Sheet 3 A01 5988-005-0404- Drainage Details Sheet 4 A02 5988-005-0405- Drainage Details Sheet 5 A01 5988-005-0406- Drainage Details Sheet 6 A01	5988-005-0404- Drainage Details Sheet 4 A03
Exceedance Flow Route- Sheets 1-2	5988-005-0520- Exceedance Flow Route Sheet 1 of 2 A01 5988-005-0521- Exceedance Flow Route Sheet 2 of 2 A01	5988-005-0520- Exceedance Flow Route Sheet 1 of 2 A03 5988-005-0521- Exceedance Flow Route Sheet 2 of 2 A04
Existing Exceedance Flow Route- Sheets 1-2	5988-005-0525- Existing Exceedance Flow Route Sheet 1 of 2 A01 5988-005-0526- Existing Exceedance Flow Route Sheet 2 of 2 A01	N/A

Impermeable Areas- Sheets 1-2	5988-005-0530- Impermeable Areas Plan Sheet 1 of 2 A02 5988-005-0531- Impermeable Areas Plan Sheet 2 of 2 A02	5988-005-0530- Impermeable Areas Plan Sheet 1 of 2 A03 5988-005-0531- Impermeable Areas Plan Sheet 2 of 2 A03
Drainage Strategy- Sheets 1-2	5988-005-5551- Drainage Strategy Sheet 1 of 2 A02 5988-005-5551- Drainage Strategy Sheet 2 of 2 A02	5988-005-5551- Drainage Strategy Sheet 1 of 2 A04 5988-005-5551- Drainage Strategy Sheet 2 of 2 A04
Drainage Strategy Manhole Schedule	5988-005-5555- Drainage Strategy Manhole Schedule A01	N/A
Buoyancy Calculations	Excel Spreadsheet	N/A
Interception Calculations	Excel Spreadsheet	Excel Spreadsheet- August 2026
Levels Strategy- Sheets 1-2	5988-005-5301- Sheet 1- A02 5988-005-5302- Sheet 2- A02	5988-005-5301- Sheet 1- A04 5988-005-5302- Sheet 2- A04
Interception Areas Plan		5988-005-0535- Sheet 1- A02 5988-005-0536- Sheet 2- A02
Groundwater Levels		5988-005-SK03 P02
Drainage Maintenance Schedule		5988-005-004
Arun Ditch Map		004
Soakage Testing Letter Report		GWPR5116
Highways <i>By Robert West</i>		
Fire Tender- Sheets 1-2	5988-005-TK01- Fire Tender- Sheet 1 of 2 A02	5988-005-TK01- Fire Tender- Sheet 1 of 2 A03

	5988-005-TK02- Fire Tender- Sheet 2 of 2 A02	5988-005-TK02- Fire Tender- Sheet 2 of 2 A03
Refuse Strategy- Sheets 1-2	5988-005-TK03- Refuse Strategy- Sheet 1 of 2 A02 5988-005-TK04- Fire Tender- Sheet 2 of 2 A02	5988-005-TK03- Refuse Strategy- Sheet 1 of 2 A03 5988-005-TK04- Fire Tender- Sheet 2 of 2 A03
Road Long Sections- Sheets 1-3	5988-005-5321- Road Long Sections- Sheet 1 of 3 A01 5988-005-5322- Road Long Sections- Sheet 2 of 3 A01 5988-005-5323- Road Long Sections- Sheet 3 of 3 A01	N/A
Forward and Junction Visibility		5988-005-0540- Sheet 1- A02 5988-005-0541- Sheet 2- A02
Robert West's response to Arun District Councils Drainage Engineer Consultation response		Dated 14.08.2026
Play <i>By Miracle</i>		
LAP Plan	Q14164_C	N/A
LEAP Plan	Q14164_C	N/A
Site Plan	Q14164_C	N/A
Arboriculture <i>By Aspect</i>		
Arboricultural Method Statement (including Tree Protection Plan)	12753_AMS.001 Rev A	N/A
Lighting <i>By DFL</i>		
Light spill calculations	4305-DFL-ELG-XX-CA-EO- 13001-S3-PO2	4305-DFL-ELG-XX-CA-EO- 13001-S3-PO3

Horizontal Illuminance	4305-DFL-ELG-XX-LD-EO-13001-S3-PO2	4305-DFL-ELG-XX-LD-EO-13001-S3-PO6
Lighting Strategy	4305-DFL-ELG-XX-RP-EO-13001-S3-PO3	4305-DFL-ELG-XX-RP-EO-13001-S3-PO4
Ecology <i>By EcoSupport</i>		
BNG Assessment	Dated 27 th May 2026	N/A
BNG Assessment	Excell Spreadsheet	N/A
Construction Environment Management Plan	June 2026	August 2026
Ecological Design, Management & Monitoring Strategy	June 2026	August 2026
Landscaping <i>By Deacon Design</i>		
Landscape General Arrangement Plan	DD730L01	DD730L01 Rev B
Detailed Planting Plan- Sheets 1-8	DD730L02- Sheet 1	DD730L02B- Sheet 1
	DD730L03- Sheet 2	DD730L03B- Sheet 2
	DD730L04- Sheet 3	DD730L04B- Sheet 3
	DD730L05- Sheet 4	DD730L05B- Sheet 4
	DD730L06- Sheet 5	DD730L06B- Sheet 5
	DD730L07- Sheet 6	DD730L07A- Sheet 6
	DD730L08- Sheet 7	DD730L08B- Sheet 7
	DD730L09- Sheet 8	DD730L09A- Sheet 8
Landscape Management Plan	DD730R01	DD730R01B
Sustainability <i>By AESSC</i>		
Energy and Sustainability Statement	Dated December 2025	N/A